

MINOR SUBDIVISION PLAT

LAWSON SUBDIVISION

IN THE TOWN OF FIRESTONE

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION EIGHTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CASAGRANDE ESTATES
FIRST ADDITION

NOTE:

CHICAGO TITLE COMPANY'S COMMITMENT NO: 988461.
EFFECTIVE DATE: JANUARY 26, 1994 AT 7:30 A.M.
WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

UNPLATTED

NORTHEAST CORNER SE 1/4, SE 1/4
SECTION 18, T2N, R67W, 6th P.M.
30" NO. 6 REBAR AND 2" ALUM CAP AS
PER RECORD, LS 23500.

S88°56'22"E 990.93'

960.92'

OUTLOT "A"
26.674 ACRES

AREA 29.983 ACRES
-1.570 COUNTY ROADS 15 & 20
AREA 28.413 ACRES NET SUBDIVISION

LOT 1
AREA 1739 ACRES

S 1/4 COR SECTION 18, T2N, R67W, 6th P.M.
30" NO. 6 REBAR AND 2" ALUM CAP AS PER
RECORD, LS 23500.

60.00' (COUNTY ROAD R.O.W.)

WELD COUNTY ROAD 20

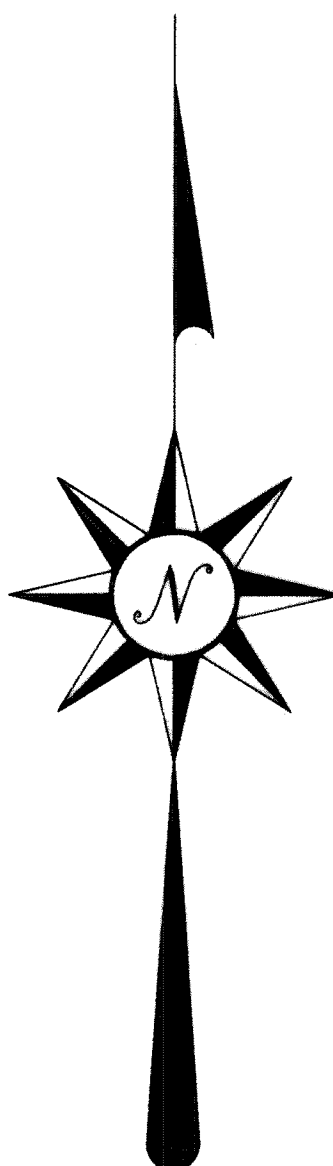
TOWN OF FIRESTONE

NOTICE:

According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

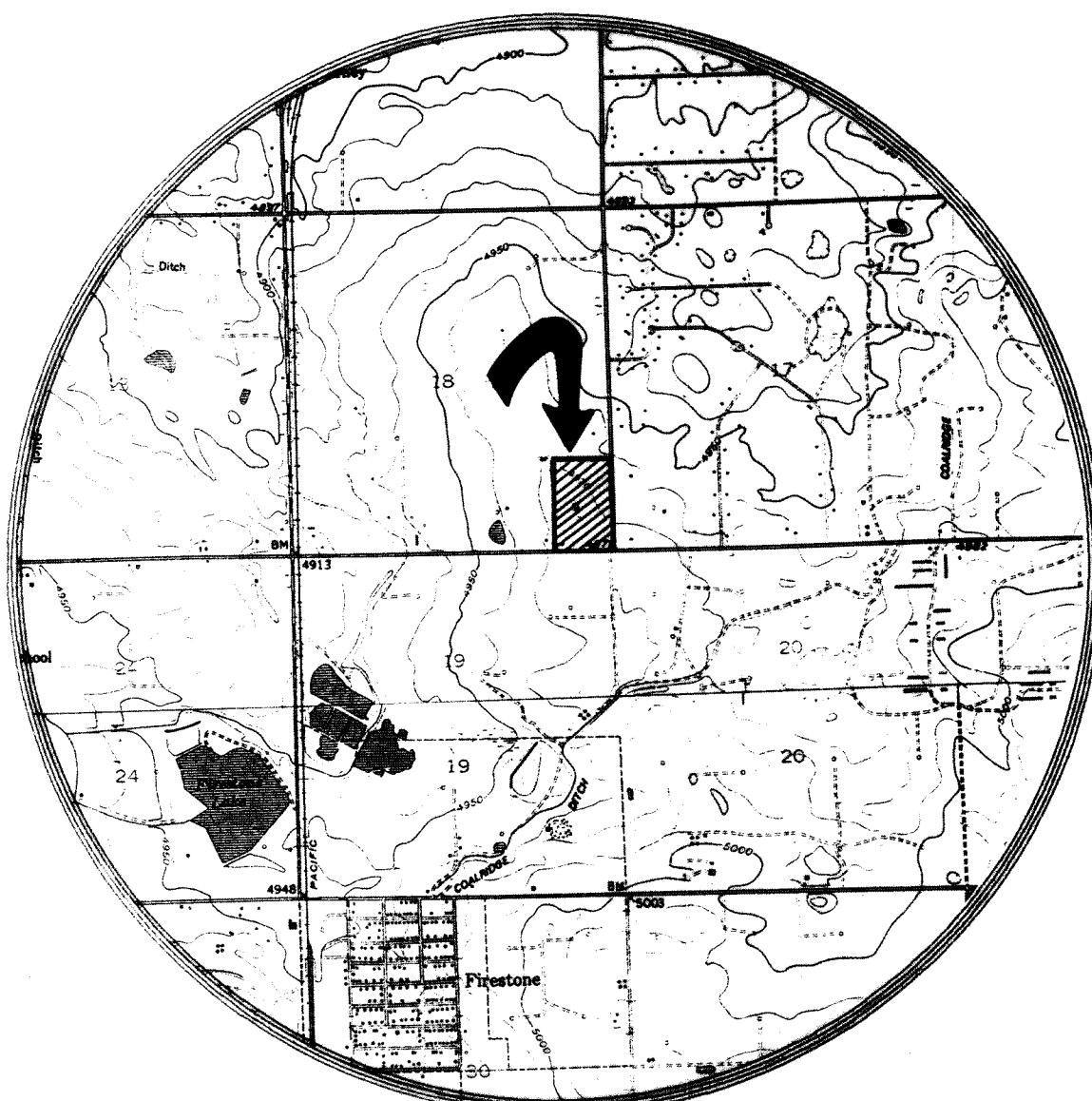
WELD COUNTY ROAD 15

UNPLATTED



LEGEND

○ MONUMENT SET, NO. 5 REBAR
WITH PLASTIC CAP, LS 23500



VICINITY MAP
NTS

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE WESTERLY 330 FEET THEREOF, IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, THUS DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, N88°47'05"W, 987.68 FEET; THENCE N00°09'34"W, 1319.17 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, THENCE ALONG SAID NORTH LINE, S88°56'22"E, 990.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, S00°00'58"E, 1321.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL THAT PORTION OF THE HEREON DESCRIBED PARCEL LYING WITHIN WELD COUNTY ROADS 15 AND 20.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS D. AND SHEILA K. LAWSON, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LAWSON SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND UTILITY EASEMENTS FOR PURPOSES SHOWN HEREON.

Thomas D. Lawson
THOMAS D. LAWSON

Sheila K. Lawson
SHEILA K. LAWSON

NOTARIAL CERTIFICATE:

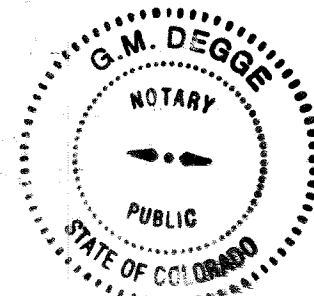
STATE OF COLORADO) SS
COUNTY OF WELD)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 1996, BY Thomas D. Lawson and Sheila K. Lawson

MY COMMISSION EXPIRES: 12-12-97

WITNESS MY HAND AND OFFICIAL SEAL.

G.M. Dege
NOTARY PUBLIC



BASIS OF BEARINGS:

THE EAST LINE OF THE SE 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN BEARS S00°00'58"E.

PLANNING COMMISSION APPROVAL:

APPROVED THIS THE 15th DAY OF June, 1996

Rob Peterson
CHAIRMAN - FIRESTONE PLANNING COMMISSION

BOARD OF TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES OF FIRESTONE, COLORADO, THIS 15th DAY OF June A.D., 1996

ATTEST:

Rob Peterson
TOWN CLERK

Rob Peterson
MAYOR

UNITED POWER CO. OF COLORADO CERTIFICATE:

APPROVED BY THE UNITED POWER CO. OF COLORADO, THIS _____ DAY OF _____ A.D., 1996.

(TITLE)

PUBLIC SERVICE GAS CO. OF COLORADO CERTIFICATE:

APPROVED BY THE ROCKY MOUNTAIN NATURAL GAS CO. OF COLORADO, THIS _____ DAY OF _____ A.D., 1996.

(TITLE)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

A. HASELL HASCALL, L.S. 23500
1-1-96

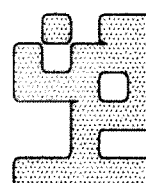
RECORDING CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____ A.D., 1996, IN THE BOOK _____ PAGE, _____ MAP _____, RECEPTION NO. _____.

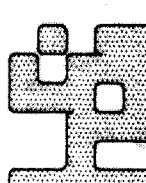
WELD COUNTY CLERK AND RECORDER

By: _____ (TITLE)

1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **



HASCALL SURVEYS INC



DATE: 04/26/95
REVISED: 05/18/95
COPIES: 05/25/95
REVISED: 01/05/96

SCALE: 1" = 100'
DRAWN: AMH/DJJ
SHEET: 1 OF 1
JOB NO.: DEUSUB